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Planning Commission Date: August 27, 2003

Item No.

## MILPITAS PLANNING COMMISSION AGENDA REPORT

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Category: Public Hearing

Report prepared by: Staci Pereira

Public Hearing: Yes:   X   No:       

Notices Mailed On: 8/15/03

Published On: 8/14/03

Posted On: 8/15/03

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**TITLE:** "S" ZONE AMENDMENT NO. P-SA2003-103 AND USE PERMIT NO. P-UP2003-30:

**Proposal:** A request to construct a 3,600 square foot modular building to house classrooms for senior activities in conjunction with the existing interim Senior Center, including new landscaping, trash enclosure and development standard deviations in the Mixed Use (MXD) zoning district.

**Location:** 540 S. Abel Street (APN 86-10-025).

**RECOMMENDATION:** Approval with conditions.

**Applicant:** City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035

**Property Owner:** Santa Clara County, Attn: Patrick Love, Special Projects Manager, Office of the County Executive, 70 West Hedding Street, 11<sup>th</sup> Floor, San Jose, CA 95110

**Previous Action(s):** "S" Zone approval

**Environmental Info:** Exempt

**General Plan Designation:** Mixed Use

**Present Zoning:** Mixed Use

**Existing Land Use:** Interim Senior Center

**Agenda Sent To:** Applicant and property

**Attachments:** Site plans

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PJ No.

CP#8151

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## BACKGROUND

On June 12, 1973 the Planning Commission approved a 6,200 square foot building addition to the existing 1,800 square foot Milpitas Youth Center, known as the Sal Cracolice building. Subsequent amendment includes a monument sign for the YMCA approved by the Planning Commission in January 12, 1995.

Since the discovery of the mold at the previous Senior Center site at 160 N. Main Street, the Milpitas Senior Center has been operating out of the Sal Cracolice building. Due to the lack of space in this existing building, the programs and activities normally provided by the Senior Center have been reduced.

### Site Description

The subject site is located immediately south of the post office on S. Abel Street and just east of the Elmwood Correctional Facility. The 1.05-acre site consists of a 6,200 square foot building in the southeast corner of the site. A parking lot comprises the entire north half of the site and landscaping, trees, shrubs and lawn front the property.

## THE APPLICATION

The application has been submitted pursuant to Section 42.10 (Application for Modification – "S" Zone), Section 38.11 (Exceptions to Standards in MXD) and section 57.00 (Conditional Uses Permitted by the Commission) of the Milpitas Zoning Ordinance.

The City proposes to construct a 3,600 square foot (60' x 60') modular building to house the classrooms for senior activities in conjunction with the existing interim Senior Center currently operating out of the Sal Cracolice building. Due to the size of the existing building at the site, the City has been unable to offer the full range of senior programs. The building is proposed at the front of the site immediately west of the existing building. Decking with handicap ramps and stairs are proposed on the north and east of the building. The project also includes a new trash enclosure at the rear of the site and landscaping along the proposed buildings perimeter.

### Conformance with the General Plan

The proposed project complies with the City's general plan and does not conflict with any General Plan Principles and Policies. Specifically, it is consistent with Guiding Principle 2.d-G-1, which ensures all possible community facilities be provided with the highest standards commensurate with the present and anticipated needs of Milpitas. It is also consistent with Guiding Principle 2.d-G-2, where Milpitas will develop adequate civic, recreational and cultural centers in locations for the best service to the community and in ways which will protect and promote community beauty and growth.

### Conformance with the Zoning Ordinance

The proposed project is consistent with the City’s Zoning Ordinance in terms of land use. The proposed use (community center/public service use) is permitted in all districts as per Section 57.02 (Additional Uses Permitted). In addition, the following table depicts how the proposed project is compliant with the Mixed Use (MXD) development standards:

| Zoning Code Development Standards  | Proposed Project   | Mandatory or Discretionary | Complies?   |
|--|--|----------------------------|---|
| Height = 3 stories & 45 feet   | 14 ½ feet  | Mandatory                  | Yes   |
| FAR = .75 (75%)  | 21% (9,800 sf)   | Mandatory                  | Yes   |
| Setback:<br><input type="checkbox"/> Front = 8-15 feet back of side walk<br><input type="checkbox"/> Interior sides = 10 feet<br><input type="checkbox"/> Rear = 10 feet | <input type="checkbox"/> 19 feet<br><input type="checkbox"/> 10 and 25 feet<br><input type="checkbox"/> 135 feet | Mandatory                  | <input type="checkbox"/> No, see page 5<br><input type="checkbox"/> Yes<br><input type="checkbox"/> Yes |
| Parking = none for this use  | 40   | Mandatory                  | No, see page 4  |
| Utilities = Setback from street, screened with landscape or other material, located in a single area, in wells, underground, etc...                                      | New trash enclosure located at rear of site, air conditioning units proposed on street side.                     | Mandatory                  | No, see page 4  |

### ISSUES

#### Architecture

The proposed building is comprised of modular units that once assembled create a 60’ x 60’ building. As shown on Sheet 5 of 7, the floor plan would consist of four (4) classrooms, restrooms and two storage rooms. The exterior would be wood painted an opaque stain, similar to the stairs, handicap ramps and the decking proposed on the north and east elevations. Windows, doors and light sconces adorn the building’s exterior. Air conditioning units are proposed on the west side of the building, facing S. Abel Street. To reduce the visual impact of these units, *staff recommends* they be painted to match the building. In addition, staff is recommending an increase in landscaping along this elevation to better screen these equipment units (see Landscaping section).

The roof would be flat with a fabric awning placed around the perimeter for a mansard-style effect. The fabric awning would also extend over the decking on the north and east sides of the building. *Staff recommends* a sample of the fabric be reviewed by Planning staff prior to building permit issuance to ensure it is of high quality and is resistant to fading. A gable roof

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with asphalt composite material is proposed at the main entrance. However, the City Council recently amended the zoning ordinance to only allow tri-laminate asphalt composition because it is a thick material that has a quality profile and gives depth to a rather flat material. *Staff recommends* the material on the gable roof at the main entrance be upgraded to a tri-laminate asphalt composition.

### **Solid Waste**

The site has two trash bins at the northeast corner of the site on top of two parking spaces, behind a chain link fence. The project proposes a 7-foot tall trash enclosure, 16' x 8' in size (shown on plans as 18'-5" x 10'-5"), at the northeast corner of the site composed of wood with a steel frame. The size of the new enclosure will be able to accommodate the existing and future trash needs of the site. The new pavement pad to accommodate a hammerhead turnaround for BFI (shown on sheet 7 of 7) is no longer needed.

In order to comply with Midtown Design Guidelines and Development Standards, the enclosure must be fully screened from public right-of-ways. To address this *staff recommends* the following conditions of approval:

1. Prior to building permit issuance, elevations of the trash enclosure be submitted to Planning staff for review.
2. The trash enclosure shall complement the buildings in terms of material and color.
3. Install a landscape planter and a plant species (e.g. Oleanders) along the west wall of trash enclosure that will assist in screening the enclosure from the street.
4. Remove the existing chain link fence wall that is where the enclosure is proposed.

### **Landscaping**

As noted on the demolition plan (Sheet 4 of 7) the modular building is proposed where landscaping exists. The plan proposes to remove 5 trees, ranging in size from 2-14 inches in circumference, lawn and some ivy. The new landscaping is proposed mainly along the south and west sides of the new building. The species include, (5) Chinese Pistache, (4) Coast Redwood, (17) English Lavender and (14) Glossy Abella. In addition, five (5) English Lavender shrubs are proposed in a planter area at front of the building on the north side. In order to add more emphasis to the site and building main entrances, to better screen the air conditioning units that are proposed on the west side facing S. Abel Street, and to accommodate a future building without having to remove the streetscape landscaping, *staff recommends* the following conditions of approval:

1. Add another tree species in between the 24" box Chinese Pistache or propose an evergreen tree species (not deciduous) on the west side in order to better screen the air conditioning units on this elevation all year round.
2. Increase the landscape area and the number and variety of species proposed in the on the north elevation at the front entrance the new building.

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3. Add new landscaping, consistent with the proposed species, at the site's entrance on S. Abel Street on both sides of driveway.
4. Locate the proposed landscaping along the west side of the property and building closer to the sidewalk by at least 5 feet in order to accommodate a future building within the Midtown front setback without having to remove the trees and landscaping proposed with this project.

### **Parking Availability**

The existing site provides 42 parking spaces. The proposed project does not propose to construct any new parking and would result in the loss of two (2) spaces due to the location of the new trash enclosure. The Zoning ordinance does not provide any parking standards for the use. As per Section 53.06 of the off-street parking regulations, for uses not specified in parking schedule, the parking requirements for off-street parking shall be determined by the Planning Commission based on uses which create similar demands.

The Senior Center on North Main Street has 41 parking spaces and approximately 9,670 gross square feet of building area, 130 square feet less than the proposed interim Senior Center site. In conversations with the Senior Center Coordinator, it was learned that there were no parking issues at the old Senior Center. The modes of transportation for the seniors who utilize the center consist of 40% who drive their own vehicles, while the remainder are dropped off, picked up at their residence or at the VTA transit hub located on N. Main and Weller by the shuttle service offered by the City. In addition, the interim Senior Center doesn't operate at the same capacity as the previous one on N. Main Street, since it no longer includes the Rainbow Theatre program. For the reasons mentioned above, staff concludes that the 40 parking provided would be adequate for the new and existing buildings and uses.

### **Use Permit**

Pursuant to Section 38.11 (Exceptions to Standards) of the MXD district, exceptions to development standards may be approved by the Planning commission through the approval of a Use Permit in accordance with Section 57 (Use Permits) of the zoning Ordinance. In this case, the proposed project does not meet the required front setback of a minimum of 8 feet and a maximum of 15 feet from the back of sidewalk. The building is proposed approximately 19 feet from the property line and back of sidewalk. In addition to the required finding under Section 57, the following two additional findings for such Midtown exceptions are required:

1. The exceptions meet the design intent identified within the Specific Plan and do not detract from the overall architectural, landscaping and site planning integrity of the proposed development; and
2. The exceptions allow for a public benefit not otherwise obtainable through the strict application of the specified standard.

The project provides a public benefit without jeopardizing the site's integrity. As depicted on Sheet 3 of 7, the building is positioned such that a close connection between the existing

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building, handicap parking stalls, ramps and stairs are within close proximity to one another in consideration of its users. The increase setback also provides a further setback of the air conditioning units on west elevation and increases the ability to screen them with an increased landscape area.

### **Conformance with the “S” Zone Combining District and Midtown Specific Plan**

All projects proposed within the Midtown Area are subject to a Site and Architectural Review (“S” Zone Review), in accordance with Chapter 42 of the City’s Zoning Ordinance. In addition to the usual “S” Zone process of reviewing projects for conformance with the City’s General Plan and Zoning Ordinance, projects shall have to demonstrate compliance with the Specific Plan – including the Development Standards and Design Guidelines. No “S” Zone approval shall be issued by the City without the decision-making body making the following finding.

*“The proposed project conforms to the intent and the specific requirements of the Midtown Specific Plan, including the Development Standards and Design Guidelines.”*

The purpose of the “S” Zone Combining District is to “ensure orderly, attractive and harmonious development; recognize environmental limitations on development.” The proposed layout of the site is compatible with the existing features on site (building, landscaping, parking, etc.). The proposed building is not consistent with the architecture of the existing facility. However, staff concludes the new modular building is more aesthetically pleasing and attractive in terms of design and architecture. It’s location, serves to downplay the outdated architecture of the old facility and places the new building at the front of the site addressing the street.

The project serves to establish a temporary Senior Center that can maintain the level of services and amenities to the senior community in the interim while the new senior center is under construction. The recommended conditions of approval will increase the project’s conformance with the Midtown Design Guidelines in a reasonable manner given the interim nature of the use. Staff concludes that the proposed building, landscaping and trash enclosure, as conditioned, are significant improvements to the site and will enhance the frontage of the property as viewed from S. Abel Street and provides a significant public benefit to the senior community.

### **Neighborhood/Community Impact**

The proposed project would assist in serving the senior residents of Milpitas with educational and health programs as well as extra-curricular activities. This use will not generate any additional noise or odors. And as conditioned, is not anticipated to create any significant adverse impacts to parking or traffic on site or in the area. Therefore, the proposed project will not be detrimental or injurious to the public health, safety and general welfare.

### **Conformance with CEQA**

The proposed project is categorically exempt from further environmental review pursuant to Class 1, Section 15303 (“New Construction or Conversion of Small Structures”—“... in urbanized areas...up to four such commercial buildings not exceeding 10,000 square feet in floor area on site zoned for such use”) of the California Environmental Quality Act (CEQA) Guidelines.

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## RECOMMENDATION

Close the Public Hearing. Approve "S" Zone Amendment No. P-SA2003-103 and Use Permit No. UP2003-30 based on the Findings and subject to the Recommended Special Conditions below.

## FINDINGS

1. The proposed project, as conditioned, is consistent with the General Plan's Guiding Principle 2.d-G-1, which ensures all possible community facilities be provided with the highest standards commensurate with the present and anticipated needs of Milpitas and Guiding Principle 2.d-G-2, where Milpitas will develop adequate civic, recreational and cultural centers in locations for the best service to the community and in ways which will protect and promote community beauty and growth.
2. The proposed project is consistent with the Mixed Use (MXD) district in that the district permits such uses with a Use Permit and, as conditioned, it meets the development standards, with the exception of the setback deviation.
3. The proposed use is not expected to generate an increase in noise levels or odors and, as conditioned, is not anticipated to affect parking and traffic, and therefore will not be detrimental or injurious to the public health, safety and general welfare.
4. The proposed project is categorically exempt from further environmental review pursuant to Class 1, Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines.
5. The proposed project's front setback deviation provides a public benefit without jeopardizing the site's integrity by providing an increased buffer between the seniors utilizing the facility and the street as well the Elmwood Correctional Facilities yard, creating a close connection between the existing building, handicap parking stalls, ramps and stairs are within close proximity to one another in consideration of its users and by increasing the ability to screen the air conditioning units within an increased landscape area.
6. The proposed project, as conditioned, is consistent with the "S" Zone Combining District in that it provides an attractive development, significantly improves the existing site and will enhance the frontage of the property as viewed from S. Abel Street. The recommended conditions of approval will increase the project's conformance with the Midtown Design Guidelines in a reasonable manner given the interim nature of the use.

## SPECIAL CONDITIONS

1. The approval of "S" Zone Amendment No. P-SA2003-103 is for a 3,600 square foot modular building, trash enclosure and landscaping as depicted on the plans dated July 1, 2003 and as modified by the conditions below. Minor modifications can be submitted to the Planning Division for processing as per Section 42.10 of the zoning code. (P)

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2. The approval of Use Permit No. P-UP2003-30 is for a four (4) foot deviation from the maximum front setback development standard of 15 feet from back of sidewalk. (P)
3. Prior to building permit issuance, the applicant must submit elevations of trash enclosure that complements the new building in terms of material and color to Planning staff for review. (P)
4. Prior to building permit issuance, the plan elevations must include the following modifications:
  - ❑ Material on the gable roof to be upgraded to a tri-laminate asphalt composition.
  - ❑ Paint the air conditioning units to match the building to reduce the visual impact from the S. Abel Street.
  - ❑ Color of the fabric awning must be noted on plans and a sample of the material to be submitted to Planning staff. (P)
5. Prior to building permit issuance, the applicant must submit a revised landscape plan with the modifications:
  - ❑ Add another tree species in between the 24" box Chinese Pistache or propose an evergreen tree species (not deciduous) on the west side in order to better screen the air conditioning units on this elevation all year round.
  - ❑ Increase the landscape area and the number and variety of species proposed in the on the north elevation at the front entrance the new building.
  - ❑ Add new landscaping, consistent with the proposed species, at the site's entrance on S. Abel Street on both sides of driveway.
  - ❑ Install a landscape planter and a plant species (e.g. Oleanders) along the west wall of trash enclosure that will assist in screening the enclosure from the street.
  - ❑ Locate the proposed landscaping along the west side of the property and building closer to the sidewalk by at least 5 feet in order to accommodate a future building within the Midtown front setback without having to remove the trees and landscaping proposed with this project. (P)
6. Prior to building permit issuance the plans shall reflect the removal of the existing chain link fence wall that is where the new trash enclosure is proposed. (P)
7. This use shall be conducted in compliance with all appropriate local, state, and federal laws and regulations and in conformance with the approved plans. (P)
8. All planter areas shall be serviced by a sprinkler head or drip system. (P)
9. All required landscaping shall be replaced and continuously maintained as necessary to provide a permanent, attractive and effective appearance. (P)
10. Prior to issuance of an occupancy permit, the required landscaping shall be planted and in place. (P)



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11. All landscape planters adjacent to vehicle parking area or travel lanes shall be contained by a full depth, 6"-concrete curb. Where planters abut a public street, a 24"-deep water barrier shall be installed behind the curb. (P)

Planning Division = (P)

### NOTES TO THE APPLICANT

The following notes pertain to administration of the City codes and ordinances that are not part of the Zoning Ordinance regulations. The applicant shall not consider these notes as approval from any department. Additional requirements may be made prior to permit issuance. These notes are provided to assist in the permit process if approval is granted.

ENGINEERING DIVISION [For further information regarding the following notes please contact Robert Wang at (408) 586-3327]

1. The Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program shows this site to be in Flood Zone "X".
2. Per Chapter 200, Title V of Milpitas Municipal Code (Ord. No. 48.7) solid waste enclosures shall be designed to limit the accidental discharge of any material to the storm drain system. The storm drain inlets shall be located away from the trash enclosures (a minimum of 25 feet). This is intended to prevent the discharge of pollutants from entering the storm drain system, and help with compliance with the City's existing National Pollution Discharge Elimination System (NPDES) Municipal permit.

FIRE DEPARTMENT [For further information regarding the following notes please contact Jaime Garcia at (408) 586-3369]

1. The 2001 triennial edition of the California Code of Regulations, Title 24 (California Building Standards Code) applies to all occupancies that applied for a building permit on or after November 1, 2002.
2. Submitted drawings are not reviewed nor approved for fire permit and/or construction. These notes are provided to assist with the Fire Department permit process.
3. No approval is granted under this review for assembly type occupancy in the proposed new building.
4. Portable fire extinguishers shall be installed in occupancies and locations as set forth in the code, California Code of Regulations, Title 19, Division 1, and Chapters 1 and 3 and as required by the Milpitas Fire Chief. Section 1002.1 CFC (California Fire Code).
5. A minimum of 30 feet separation shall be provided between the existing building and the new building.
6. The existing building houses a Group A Occupancy. Group A Occupancies shall front directly on a public street or an exit discharge not less than 20 feet in width. The exit discharge shall be unobstructed and maintained only as access to the public street. No

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parking is permitted in the area designated as exit discharge. Maintain 20-foot clearance between the two designated accessible parking spaces at the entrance walkway between the two buildings (sheet 3 of 7). Section 303.3, California Building Code.

7. No approval for hazardous materials is granted with this review.
8. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. Manual operated edge- or surface-mounted flush bolts and surface bolts are prohibited. Section 1207.3, California Fire Code.
9. Obstructions, including storage, shall not be placed in the required width of a means of egress, except projections as allowed by the Building Code. Means of egress shall not be obstructed in any manner and shall remain free of any material or matter where its presence would obstruct or render the means of egress hazardous. Section 1203, California Fire Code.
10. Trash enclosure. Combustible rubbish kept or accumulated within or adjacent to a building shall be stored in approved containers or in rooms or vaults constructed of noncombustible materials. Section 1103.2.1.2, California Fire Code.
11. Trash enclosure. Dumpsters and containers of rubbish with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more shall not be stored or placed within 5 feet of combustible walls, openings or combustible roof eaves unless protected by an approved sprinkler system. Section 1103.2.2, California Fire Code.

# CITY OF MILPITAS

## INTERIM SENIOR CENTER SITE IMPROVEMENTS

540 SOUTH ABEL STREET  
PROJECT NO. 8151

### GENERAL NOTES

1 APPLICABLE CODES AND STANDARDS:

CALIFORNIA BUILDING CODE CBC 2001 EDITION  
CALIFORNIA FIRE CODE CFC 2001 EDITION  
CALIFORNIA ENERGY CODE CEC 2001 EDITION  
CALIFORNIA PLUMBING CODE CPC 2001 EDITION  
CALIFORNIA MECHANICAL CODE CMC 2001 EDITION  
CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE 2001 EDITION  
NATIONAL FIRE CODE, NFPA NFPA 2001 EDITION  
CITY OF MILPITAS MUNICIPAL BUILDING CODE 2001 EDITION

2 ALL WORKS DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, THE CONTRACTOR SHALL BE PROCEEDING AT HIS OWN RISK.

3 OMISSIONS MADE IN THESE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

4 DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

5 ALL DIMENSIONS INDICATED ON THE PLANS ARE TO BE FIELD VERIFIED BY CONTRACTOR. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.

6 A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATION, AND DEPTHS, OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE CITY CANNOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.

7 THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444, 48 HOURS PRIOR TO ANY UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES

8 ALL PEDESTRIAN WALKS SHALL HAVE SLOPES LESS THAN 5%

9 CONTRACTOR SHALL NOTIFY THE CITY @ (408) 586-2884 24 - HOURS IN ADVANCE OF WORK ON SITE

### INDEX OF SHEETS

SHEET 1 TITLE PAGE & LOCATION MAP  
SHEET 2 TOPOGRAPHIC MAP, LEGEND & ABBREVIATIONS  
SHEET 3 SITE PLAN AND LANDSCAPING  
SHEET 4 DEMOLITION PLAN  
SHEET 5 MODULAR BUILDING PLAN & ELEVATIONS  
SHEET 6 COMPOSITE ROOF/AWNING ROOF PLAN & ELEVATIONS  
SHEET 7 REFUSE ENCLOSURE PLAN



PROJECT SITE

LOCATION MAP  
NOT TO SCALE

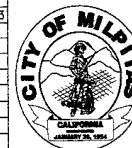
### Record Drawings

Project Engineer: \_\_\_\_\_ Date: \_\_\_\_\_  
Designer: \_\_\_\_\_ Date: \_\_\_\_\_  
Public Works Inspector: \_\_\_\_\_ Date: \_\_\_\_\_  
Public Improvements Initially Accepted by the City Council on: \_\_\_\_\_

Drawn By: N P F Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
Designed By: \_\_\_\_\_ Date: \_\_\_\_\_

### Revisions

| Num. | Description                  | Engr. Aprv. | Date     |
|------|------------------------------|-------------|----------|
| 1    | REVISED FOR SITE IMPROVEMENT |             | 07-01-03 |
|      |                              |             |          |
|      |                              |             |          |
|      |                              |             |          |
|      |                              |             |          |
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|      |                              |             |          |



### CITY OF MILPITAS ENGINEERING DIVISION

#### INTERIM SENIOR CENTER SITE IMPROVEMENTS PROJECT 8151 TITLE PAGE & LOCATION MAP

RECOMMENDED FOR BIDDING BY: *Mark Rogge* DATE: 06-26-2003  
Mark Rogge, Design & Construction Engineer  
APPROVED FOR BIDDING BY: *David M. McNeely* DATE: 06-26-2003  
David M. McNeely, City Engineer

PROJECT NO.  
**8151 S**  
DRAWING NO.  
E.P. NO.  
SCALE:  
**NTS**  
SHEET 1 OF 7

# ABBREVIATIONS & LEGEND

| DESCRIPTION                         | SYMBOLS |
|-------------------------------------|---------|
| AC ASPHALTIC CONCRETE               |         |
| AWP ASBESTOS CONCRETE WATER PIPE    |         |
| APN ASSESSOR'S PARCEL NUMBER        |         |
| BW BACK OF WALK                     |         |
| BC BOTTOM OF CURB                   |         |
| C CABLE                             |         |
| CL CHAIN LINK                       | X-X-X   |
| CO CLEAN OUT                        | ○       |
| DI DRAIN INLET                      | ○-D     |
| DIP DUCTILE IRON PIPE               |         |
| EC ELECTRICAL CONDUIT               | E-E-E   |
| EL ELECTROLIER                      |         |
| EP EDGE OF PAVEMENT                 |         |
| EX EXISTING                         | (E)     |
| TH FIRE HYDRANT                     | ⊕       |
| GV GATE VALVE                       | W-X-W   |
| NG NATURAL GAS                      |         |
| GR GRADE OR GROUND                  |         |
| GA GUY ANCHOR                       |         |
| INV. INVERT ELEVATION               |         |
| JP JOINT POLE                       | ○-JP    |
| MH MANHOLE                          | ○-S     |
| WM WATER METER                      | ○-WM    |
| CC PORTLAND CEMENT CONCRETE         |         |
| RCF REINFORCED CONCRETE PIPE        |         |
| RP REDUCED PRESSURE BACKFLOW DEVICE |         |
| RM RIM ELEVATION                    |         |
| SS SANITARY SEWER                   |         |
| SD SIDEWALK                         | D-D-D   |
| SD STORM DRAIN                      | D-D-D   |
| T TELECOMMUNICATIONS                | T-T-T   |
| TEL TELEPHONE                       |         |
| TC TOP CURB                         |         |
| TS TOP SLAB                         |         |
| T TREE WITH TRUNK DIAMETER          | 7" T    |
| VCP VITRIFIED CLAY PIPE             |         |

US POST OFFICE  
450 SOUTH ABEL STREET  
APN 86 10 904

NOTE: CONTRACTOR SHALL VISIT AND REVIEW SITE  
BEFORE BIDDING. CONTRACTOR SHALL NOTIFY CITY  
ENGINEER OF ANY CONFLICTS OR OMISSIONS  
ON TOPO PLAN

70" CURB TO CURB AC

## SOUTH ABEL STREET



### Record Drawings

Project Engineer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Designer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Public Works Inspector: \_\_\_\_\_ Date: \_\_\_\_\_  
 Public Improvements Initially Accepted by  
 the City Council on: \_\_\_\_\_

Drawn By: N.P.F. Date: \_\_\_\_\_  
 Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Designed By: \_\_\_\_\_ Date: \_\_\_\_\_

### Revisions

| Num. | Description                               | Engr. Appr. | Date     |
|------|---|-------------|----------|
| 1    | DETAIL ADDED TO TOPO FOR SITE IMPROVEMENT |             | 07-01-03 |



### CITY OF MILPITAS ENGINEERING DIVISION TOPOGRAPHIC MAP, LEGEND & ABBREVIATIONS INTERIM SENIOR CENTER 540 SOUTH ABEL STREET

RECOMMENDED FOR BIDDING BY: \_\_\_\_\_ DATE: 06-26-2003  
 Mark Rogge, Design & Construction Engineer  
 APPROVED FOR BIDDING BY: \_\_\_\_\_ DATE: 06-26-2003  
 David M. McInelly, City Engineer

PROJECT NO.  
8151  
DRAWING NO.  
E.P. NO.  
SCALE:  
1" = 10'  
SHEET 2 OF 7

1ST:

4 - GLOSSY ABELIA -  
"ELIA GRANDIFLORA"  
WARD GAUCHER - 15 gal.

CHINESE PISTACHE -  
"TACIA CHINENSIS" - 24" box

COAST REDWOOD -  
"QUOIA SEMPERVIRENS" - 15 gal.

ENGLISH LAVENDER -  
"ANDULA ANGUSTIFOLIA"  
"INSTEAD"

EXTEND EXIST. IRRIGATION LINES  
NEW PLANTING

CH TREE & SHRUB SHALL HAVE  
TO IRRIGATION BUBBLER HEADS

IRRIGATION AT ALL AREAS  
DER MODULAR BUILDING AND  
AIRS, DECK, & RAMPS, OR NEW  
VEMENT

READ 2" OF BARK CHIP MULCH  
ROUGH ALL NEW PLANTER  
EAS

ES, PLANTINGS & BOULDERS  
DER MODULAR BUILDING SITE  
BE REMOVED

US POST OFFICE  
450 SOUTH ABEL STREET  
APN 86 10 004

## SOUTH ABEL STREET

78" CURB TO CURB AC



### Record Drawings

Project Engineer: \_\_\_\_\_ Date: \_\_\_\_\_  
Designer: \_\_\_\_\_ Date: \_\_\_\_\_  
Public Works Inspector: \_\_\_\_\_ Date: \_\_\_\_\_  
Public Improvements Initially Accepted by  
the City Council on: \_\_\_\_\_

Drawn By: N.P.F. Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
Designed By: \_\_\_\_\_ Date: \_\_\_\_\_

### Revisions

| Num. | Description                     | Engr. Appr. | Date     |
|------|---------------------------------|-------------|----------|
| 1    | REVISIONS FOR SITE IMPROVEMENTS |             | 07-01-03 |
| 2    | ADDITIONAL WITH LANDSCAPING     |             | 07-01-03 |



### CITY OF MILPITAS ENGINEERING DIVISION SITE PLAN & LANDSCAPING INTERIM SENIOR CENTER 540 SOUTH ABEL STREET

RECOMMENDED FOR BIDDING BY: \_\_\_\_\_ DATE: 06-28-2003  
Mark Rogge, Design & Construction Engineer  
APPROVED FOR BIDDING BY: \_\_\_\_\_ DATE: 06-28-2003  
David M. McNeely, City Engineer

PROJECT NO.  
8151  
DRAWING NO.  
EP NO.  
SCALE:  
1" = 10'  
SHEET 3 OF 7

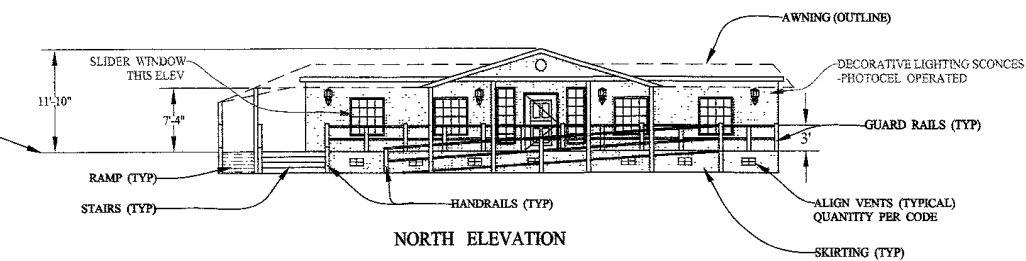
US POST OFFICE  
450 SOUTH ABEL STREET  
APN 86 10 004

**SOUTH ABEL STREET**

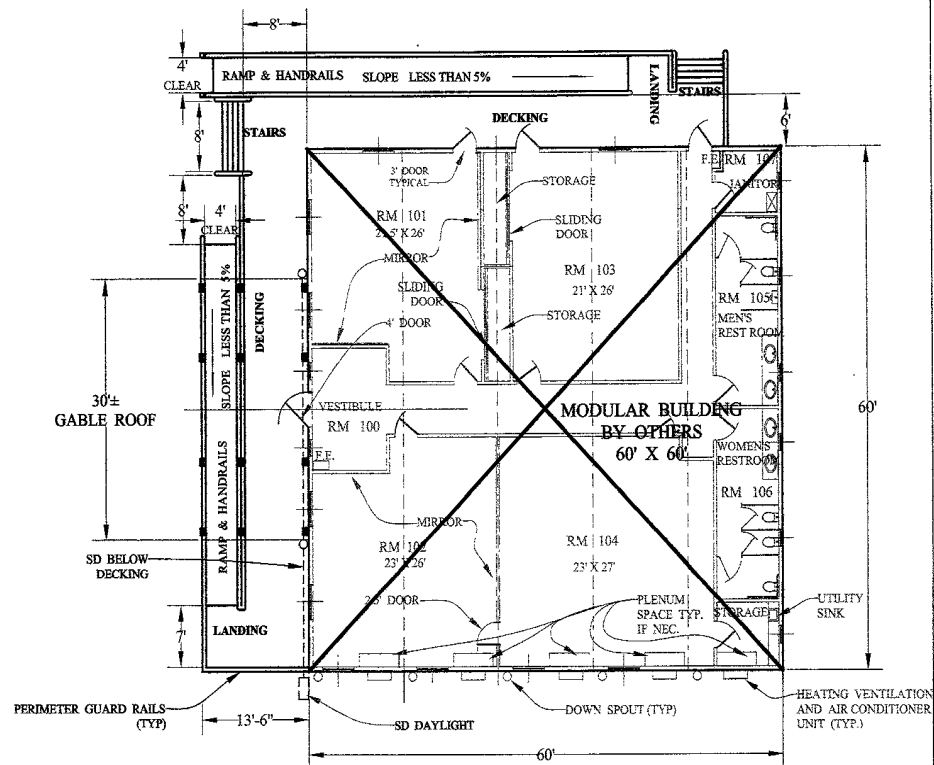
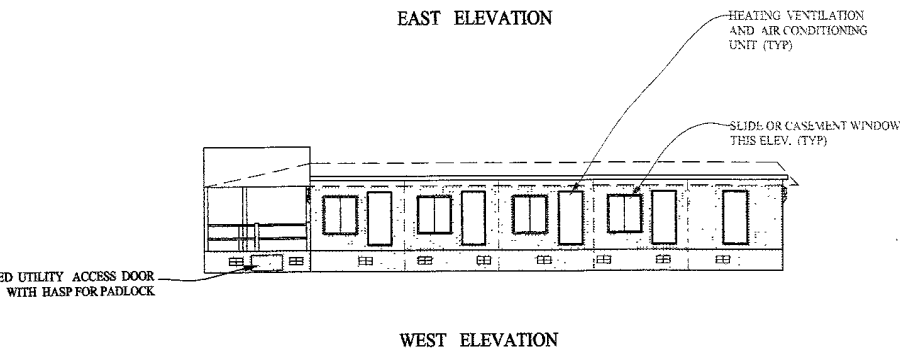
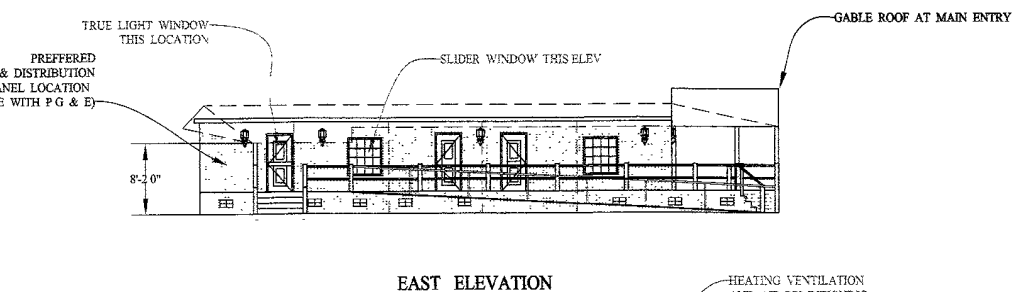
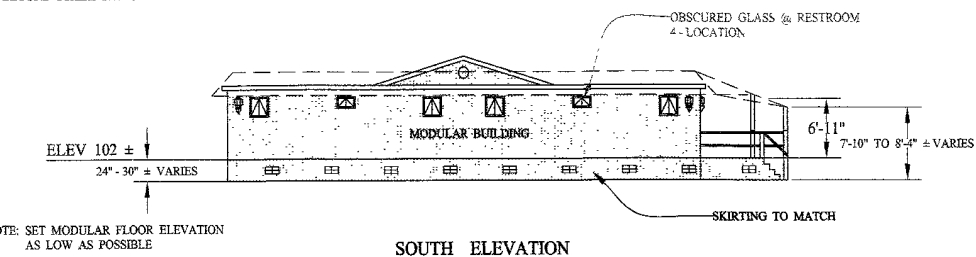
## STREET CROWN

|             |          |
|-------------|----------|
| PROJECT NO. | 8151     |
| DRAWING NO. |          |
| E.P. NO.    |          |
| SCALE:      | 1" = 10' |







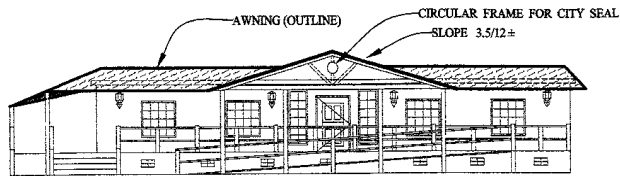
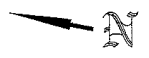
ALL HANDRAILS SHALL EXTEND BEYOND STAIRS PER CODE



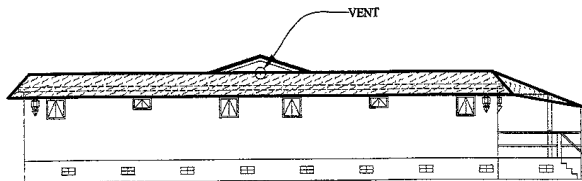
#### NOTE:

- (1) NOMINAL DIMENSION SHOWN CONTRACTOR TO PROVIDE ACTUAL DIMENSION ON SHOP DRAWING
- (2) COORDINATE ATTACHMENT OR CONNECTIONS WITH MODULAR BUILDING CONTRACTOR
- (3) STAIRS, DECK, RAMP & AWNINGS SHALL BE STRUCTURALLY INDEPENDENT FROM MODULAR BUILDING

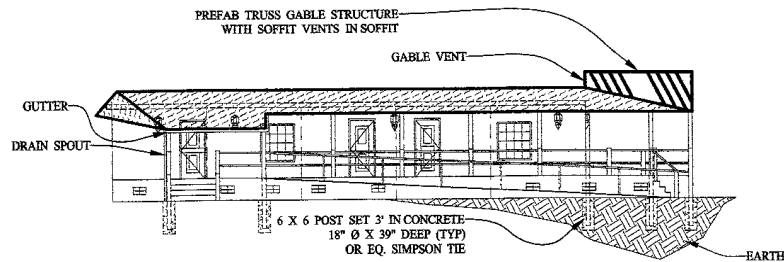
| Record Drawings   |                                | Revisions |                                 | CITY OF MILPITAS  |               | CITY OF MILPITAS ENGINEERING DIVISION  |  | PROJECT NO. 8151    |  |
|---|--------------------------------|-----------|---------------------------------|---|---------------|--|--|---------------------|--|
| Project Engineer: _____ Date: _____   | Drawn By: N P F Date: _____    | Num. 1    | REVISIONS FOR SITE IMPROVEMENTS | Engr. Aprv. _____   | Date 07-01-03 | <b>MODULAR BUILDING PLAN &amp; ELEVATIONS</b><br><b>INTERIM SENIOR CENTER</b><br><b>540 SOUTH ADEL</b> |  | DRAWING NO.         |  |
| Designer: _____ Date: _____   | Checked By: _____ Date: _____  |           |                                 |   |               |  |  | E.P. NO.            |  |
| Public Works Inspector: _____ Date: _____   | Designed By: _____ Date: _____ |           |                                 |   |               | RECOMMENDED FOR BIDDING BY: _____ DATE: 06-26-2003   |  | SCALE: 1/8" = 1'-0" |  |
| Public Improvements Initially Accepted by the City Council on: _____                |                                |           |                                 |   |               | APPROVED FOR BIDDING BY: _____ DATE: 06-26-2003  |  | SHEET 5 OF 7        |  |
|  |                                |           |                                 |  |               | Mark Rogge, Design & Construction Engineer<br><br>David M. McNeely, City Engineer                      |  |                     |  |



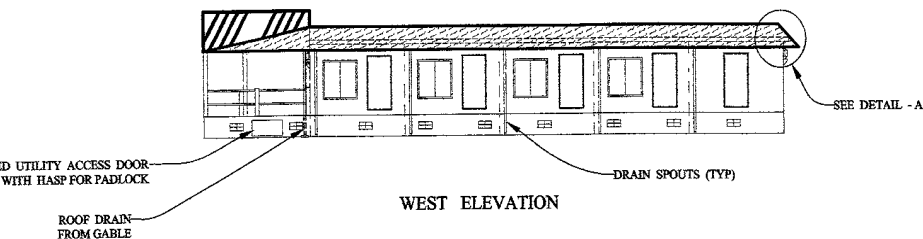
NORTH ELEVATION



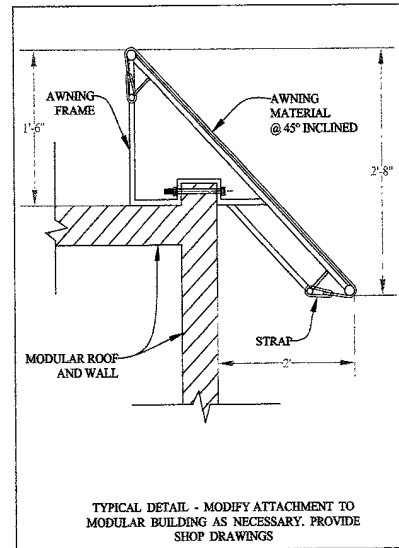
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



TYPICAL DETAIL - MODIFY ATTACHMENT TO MODULAR BUILDING AS NECESSARY. PROVIDE SHOP DRAWINGS

DETAIL - A  
NOT TO SCALE

NOTE:



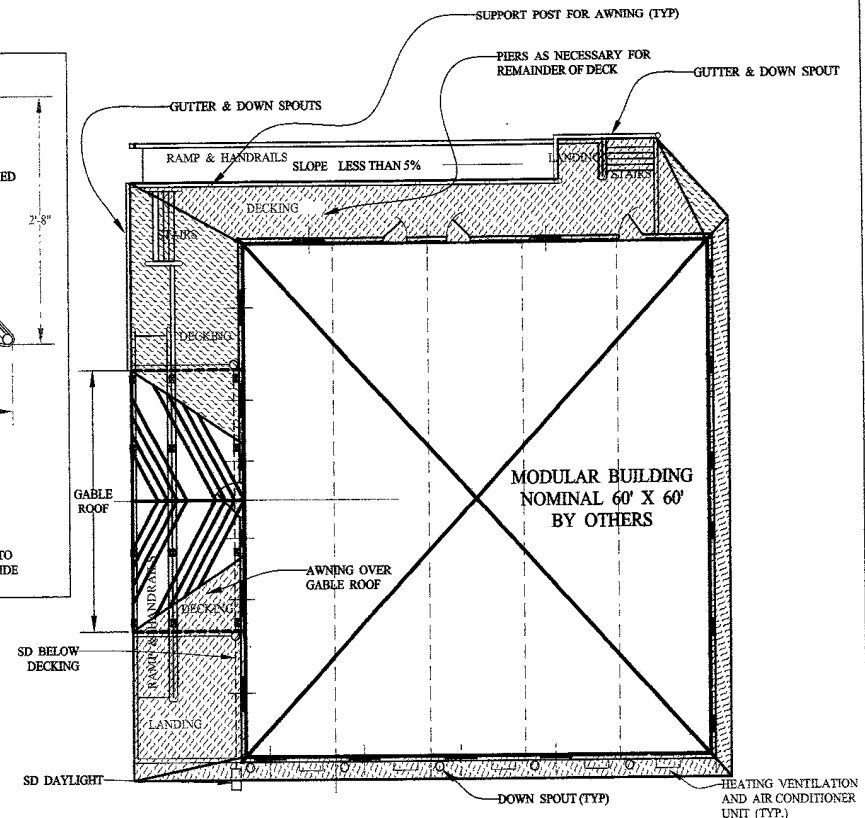
AWNING



GABLE ROOF  
COMPOSITE ROOFING

NOTE:

- (1) NOMINAL DIMENSION SHOWN CONTRACTOR TO PROVIDE DIMENSION ON SHOP DRAWINGS AND STRUCTURAL CALCULATIONS BY CALIFORNIA LICENSED CIVIL ENGINEER
- (2) PROVIDE DOWNSPOUTS TO GRADE WITH SPLASH BLOCKS AS NECESSARY TO DRAIN ROOFS
- (3) RUN ROOF DRAINS UNDER BLDG AS NECESSARY TO AVOID DISCHARGE ONTO WALKS



PROPOSED MODULAR BUILDING  
COMPOSITE ROOF & AWNING ROOF PLAN

Record Drawings

Project Engineer: \_\_\_\_\_ Date: \_\_\_\_\_  
Designer: \_\_\_\_\_ Date: \_\_\_\_\_  
Public Works Inspector: \_\_\_\_\_ Date: \_\_\_\_\_  
Public Improvements Initially Accepted by the City Council on: \_\_\_\_\_

Drawn By: N P F Date: \_\_\_\_\_

Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

Designed By: \_\_\_\_\_ Date: \_\_\_\_\_

Revisions

| Num. | Description                     | Engr. Aprv. | Date     |
|------|---------------------------------|-------------|----------|
| 1    | REVISIONS FOR SITE IMPROVEMENTS |             | 07-01-03 |
|      |                                 |             |          |
|      |                                 |             |          |
|      |                                 |             |          |
|      |                                 |             |          |
|      |                                 |             |          |
|      |                                 |             |          |
|      |                                 |             |          |
|      |                                 |             |          |
|      |                                 |             |          |



CITY OF MILPITAS  
ENGINEERING DIVISION

COMPOSITE ROOF & AWNING ROOF PLAN AND  
ELEVATIONS  
INTERIM SENIOR CENTER

RECOMMENDED FOR BIDDING BY: \_\_\_\_\_ DATE: 06-26-2003  
Mark Rogge, Design & Construction Engineer

APPROVED FOR BIDDING BY: \_\_\_\_\_ DATE: 06-26-2003  
David M. McNoely, City Engineer

PROJECT NO.  
8151

DRAWING NO.

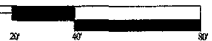
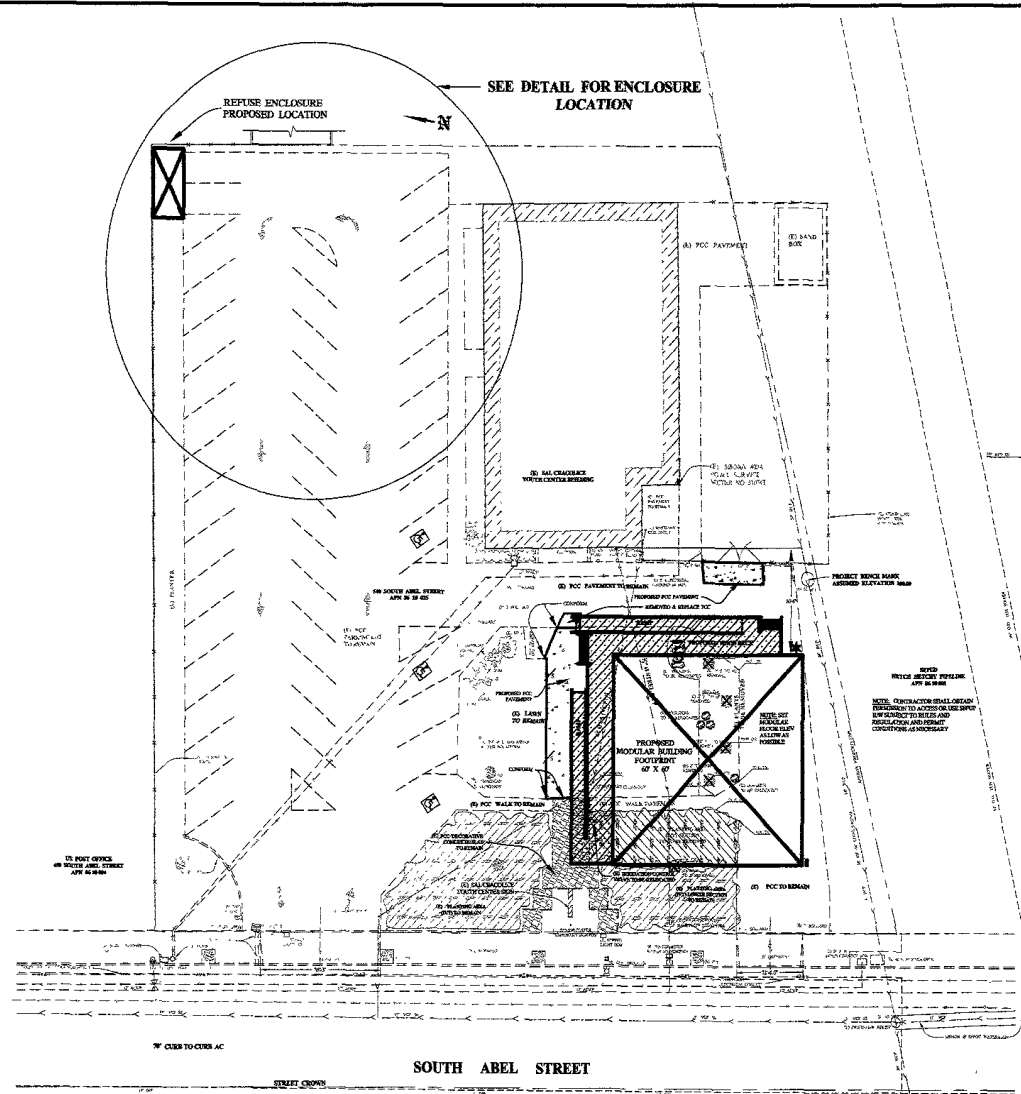
E.P. NO.

SCALE:  
1/8" = 1'-0"

SHEET 6 OF 7



**DETAIL FOR REFUSE ENCLOSURE  
LOCATION  
(NOT TO SCALE)**



### Record Drawings

Project Engineer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Designer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Public Works Inspector: \_\_\_\_\_ Date: \_\_\_\_\_  
 Public Improvements Initially Accepted by  
 the City Council on: \_\_\_\_\_

Drawn By: N P F Date: \_\_\_\_\_

Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

Designed By: \_\_\_\_\_ Date: \_\_\_\_\_

## Revisions

[illegible]

**CITY OF MILPITAS  
ENGINEERING DIVISION  
REFUSE ENCLOSURE  
INTERIM SENIOR CENTER  
540 SOUTH ABEL STREET**

RECOMMENDED FOR BIDDING BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Mark Rogge, Design & Construction Engineer

APPROVED FOR BIDDING BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
David M. McNeely, City Engineer

PROJECT NO.  
**8151**

DRAWING NO.

E.P. NO.

SCALE:  
1" = 20'